

Privately-Owned Apartment Building Enters 'Golden Era'

Predicting that Los Angeles and Orange Counties, and Torrance itself, is on the threshold of its first "golden era" in privately-owned apartment construction, Jack Warnick, secretary of Kellogg Builders Inc., announced details of his company's "Program for Progress of 1962" on the occasion of the firm's 10th anniversary.

"Highlight of the new program," Warnick said, "is the introduction of 'contract-completion money' which will be available, under the new 'Kellogg Plan,' to Kellogg clients at an interest rate of only 6 per cent.

"AVAILABILITY of this new low-interest money for apartment construction, marks an important 'first' in the history of Kellogg Builders," Warnick explained. "It will, we believe, help spur this type of apartment construction in this area to new record highs in the years just ahead.

"Purpose of the new financing plan," he continued, "is to fill the financial gap that often exists between a loan commitment for a new apartment structure, and the actual building contract.

"A typical example," he added, "would be a construction contract for \$50,000, but a loan commitment of only \$40,000 on the same proposed structure. It is at this point that the new expanded Kellogg Plan would step in, and loan the needed \$10,000 at 6 per cent interest, thus, permitting the contract to be fulfilled, and the apartment to be built.

AT MONTH'S end, Kellogg Builders Inc. reported construction up 38% over this same period last year, which represents an increase in total volume of more than \$2 million. "Much of this increase," Warnick said, "is due to the firm's expansion into the mobile, rest home and medical field, as well as the new 6 per cent contract completion financing with Kellogg's own funds. Firm's volume in income unit construction is also up 25 per cent over any previous April," he reported.

Plan for expansion of both staff and physical facilities have been realized, and the firm's first major expansion of executive offices was completed this month.

HEADED BY Alan Rogers, president, Kellogg Builders now has a staff of 56, as compared with 7 when it was first opened.

Special feature of the Kellogg operation, known as "The Kellogg Plan," is a complete "package" service of everything necessary for the construction of individually-owned apartment dwellings in back-

yards or other idle properties. "While the Kellogg clientele is highly diversified, most of it is in the \$300 to \$600-a-month income bracket of young couples, unmarried persons or retired couples," Warnick said. "However," he added, "we have built many income units for persons with little or no regular income, only an equity in a vacant piece of property.

"SPECIAL features of 'The Kellogg Plan' are 100 per cent financing, no money down, lot paid for or not. It includes everything from an individual land-use study to the completed structure," Warnick said.

"When we give the new owner the key to his newly-completed Kellogg built apartment, all he usually has to do is move in, and start making money from rentals!"

Obituaries

MATTIE LEE COPLAN
Funeral services for Mattie Lee Coplan, 56, were held at Halverson-Leavell Mortuary Friday afternoon. Interment was at Inglewood Park Cemetery.

Mrs. Coplan, who was born Jan. 30, 1906, in Texas, had lived in the Southwest for 12 years. She resided at 1425 W. 146th St., Gardena, at the time of her death Tuesday in Torrance Memorial Hospital.

She leaves her husband, Albert; daughter, Betty Burnam; one grandson, Brian; five sisters, and three brothers.



HEADS JAYCEES . . . Bart Smith, sales representative in the Torrance area for an office machine manufacturer, has been named president of the Long Beach Junior Chamber of Commerce. He will succeed Jack Mot-singer as president of the 114-member organization in ceremonies scheduled for June 8.

Mental Hygiene Program Advances Being Made

California's mental hygiene program has made some hard-won gains in the race to stay ahead of the state's spectacular population buildup, State Director of Mental Hygiene Dr. Daniel Blain reported.

Dr. Blain said the advances have resulted from improved treatment programs for persons with mental disorders and the development of more community mental health services. He reviewed the state's mental health program in connection with the April 29-May 5 observance of National Mental Health Week.

Since 1959 California's population has increased 11.5 per cent. In the same period, however, there has been a four per cent reduction in the number of patients in state hospitals for the mentally ill.

AS THE STATE'S population has gone up, Blain said, there have been corresponding increases in the number of admissions to state hospitals. These gains have been more than offset, however, by increases in patient discharges, leaves, and community placements.

As a result, Blain reported it has been possible to avoid major construction programs to provide big new hospitals.

In California today there are about 219 hospitalized mentally ill for every 100,000 citizens, as compared to a ratio of 303 per 100,000 in 1959. The current ratio is lower than in any other large state.

"THIS GRATIFYING reduction is due to improved treatment and rehabilitation services in the hospitals and to the development of community-centered mental health programs which offer an alternative to hospitalization," he said.

Blain pointed out that this year's Mental Health Week theme, "Community Action for Mental Health," is particularly appropriate in California.

Of the approximately 54,000 mentally ill now receiving treatment or help from the Department of Mental Hygiene, about one-third are being treated outside the hospital in the community. In 1959 the figure was one out of four.

"Through various community programs—such as clinics, aftercare services, and day treatment—it is now possible for many of our mentally ill to receive treatment without leaving their homes, families, and friends.

"THIS IS therapy in its most effective and humane form," Blain emphasized.

The mental hygiene director also pointed out that 20 cities or counties are now operating local mental health services through cooperative state-local financing under the Short-Doyle Act.

"These locally administered programs are providing urgent-

ly needed direct mental health services to about 20,000 Californians a year," he said.

Blain emphasized that without the local Short-Doyle programs, and an increasing number of private community mental health facilities, it would have been impossible to hold the line against the population spiral.

Discussing the state program for the mentally retarded, Blain reported that two new programs to aid the retarded were adopted by the Legislature at the recently concluded session.

A TOTAL of \$4.75 million in state construction bond money was authorized to construct at least one small multipurpose treatment center for the retarded, and for planning two others. These centers will contain up to 250 beds and provide services for as many as 1,000 retarded. They will be located in regions where cooperative state-local financing can be arranged.

The Legislature also appropriated \$1 million for developing special treatment and rehabilitation programs for the retarded at Patton State Hospital near San Bernardino and at DeWitt State Hospital near Auburn. Adult retarded patients will be transferred to these hospitals from the state's four hospitals for the retarded, creating vacancies which will be filled from current waiting lists.

There are now more than 2,000 mentally retarded on waiting lists for admissions to state hospitals, most of them children. A total of 14,000 retarded are now receiving treatment or assistance through the mental hygiene department, about 12,000 in state hospitals.

LOOKING to the future, Blain called attention to the new Long Range Plan for Mental Health Services, presented to the Legislature in March and referred to the Senate Fact Finding Committee on Governmental Administration.

"We believe this plan will be the basis for dramatic progress in the future," he said. "It calls for substantial improvements in hospital treatment programs so that we may keep ahead of general population increases; and it also envisions the gradual development of a wide range of private and state-assisted treatment facilities in the communities."

UNDER THIS plan, he said, it will be possible at some time in the future for nearly all of the state's mentally ill and retarded to receive treatment and assistance in or near their home towns.

The Department of Mental Hygiene operates 10 hospitals for the mentally ill, four hospitals for the mentally retarded, seven state mental hygiene clinics, two day treatment centers with a third planned, and

SCOUT TRAILS

Cub Scout Pack 966-C

Mrs. Bardick's Den 7 opened the April meeting of Pack 966-C with the Flag Ceremony. The group, sponsored by the Meadow Park PTA, meets in the school cafeteria monthly.

George Schindler, Cubmaster, led the Pack with a song. Awards for the month, presented by Schindler were: Den 1, Wolf Badge, Tommy Koch; Den 3, Lion Badge and Gold Arrow to Rosnie Akiyama and a Bobcat Pin to Charles Yates; Den 4, a Silver Arrow for Stephen Griffith and a Denner Stripe to Tommy Palumbo; Den 5, Silver Arrow for David Laven, Denner Stripe for Guy Frederickson, Assistant Denner Stripe for Curtis Narr and a Lion Badge to Larry Schaefer; Den 6, One-year pin to John Batty, Two-year pin to Mark Schindler and a Bear Badge, Lion Badge, 1 Gold Arrow and 1 Silver Arrow to David Craig and a Wolf Badge to Gary Nordquist. Of the Webelo Den, Craig Leavitt, Bobby Duff and Chris Schilling all received their Arrow of Light Awards and graduation certificates.

Chapter Six of "The Adventures of Fred Fearnot and the Revenge of Abie Putz" was presented by George Schindler and the Pack 966-C actors.

Mrs. Barbara Bardick's Den 7 presented the monthly skit. The Attendance Banner was won by Den 3.

The meeting ended on an exciting note with the running of the annual Pinewood Derby Races. Winners, receiving trophies were first place, David Craig of Den 6, second place, Danny Grunstad of Den 5, third place, Douglas Tillotson of Den 8.



RECEIVES AWARD . . . Alfred A. Turlice, 508 W. 224th St., a civilian employe at Ft. MacArthur for more than eight years, was awarded a certificate and a check for \$85 for suggesting a way to improve the operations of his section by construction of a separation unit to segregate and transport material. (U. S. Army Photo)

... Rome Tour

(Continued From Page 1)
had something planned. About 8 o'clock we piled into our little Volkswagen minibus and saw Rome by night. It was really beautiful," he said. They topped off the evening by visiting a famous club in the wine cellar of a restaurant where they listened to folk music by a band in colorful costumes of the 19th century.

THE BALANCE of the vacation was spent in Viareggio where they made sightseeing tours to Pisa and Florence, Alan wrote.

In addition to his exciting vacation, Alan reported that he was "really putting an effort to working, and so far this term I have not received one mark lower than a B."

He said he was becoming a "pro" in soccer, winning a letter in the sport.

In a note intended for his father, a math instructor at El Camino College, Alan said "Mr. Saunders says I'm the pride of the math class, and I hope that makes you happy, Dad. I am finally beginning to understand geometry fairly well, and it's really fun."

We can report that it makes his Dad very, very happy.



two neuropsychiatric institutes. The department's Bureau of Social Work maintains 29 field offices for follow-up work with patients who no longer require hospitalization. The mental hygiene agency employs 21,000 persons, most of them hospital workers, and its 1961-62 budget is \$140,000,000.



FOR OPEN HOUSE . . . An art project is in the making for the El Camino art department's open house scheduled from 7 to 10 p.m. next Friday and from 1 to 5 p.m. on Sunday, May 20. Working on project here are Belinda Bode and Karen Kirby.

James, George Post Join Bruinsma Team

Fred Mill and William (Bill) Shawyer, co-chairmen of the Torrance Bruinsma for Congress Committee, have announced the appointment of James and George Post as financial co-chairmen of the committee.

With this announcement, said Mill, the Bruinsma Committee in Torrance is now completely staffed and operating in high gear. From this point on, Mill continued, the entire committee will devote itself to bringing Bruinsma to the attention of Torrance residents and promoting a large voter turnout for the June 5 primary.

IN ADDITION to appointment of James and George

Post as financial chairmen, Mill named the following as key members of the committee: Virginia Jones and Kay Smith, women's activities; De Mehlh, precinct chairman; William C. Doheny, attorney's committee chairman; Jack Pole head of small businessmen's committee; "Chris" Sorensen, chairman of realtor's committee; and Jack Rogers, George Vico, Harold Frenz, and Ken Miller as members of a special advisory committee.

The Torrance committee, according to Mill, is now working to give all-out support to the Torrance Teen-Age Republican rally to be held at Torrance High School Auditorium on Tuesday at 8 p.m.

"THIS WILL be a highlight of the campaign," said Mill, "since every local Republican leader will be participating in the rally."

Mill concluded by stating that "in Bruinsma, the endorsed Republican candidate, we have the most qualified man available to run against and defeat Cecil King." The Torrance Bruinsma committee, said Mill, "represents the foundation of a strong, aggressive and responsive Republican campaign organization in Torrance which will exercise a major role throughout the campaign leading to victory in

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DEMOCRAT in the 67th ASSEMBLY DISTRICT IN THE JUNE 5th PRIMARY ELECTION

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- Family man
- Self-Employed

Capable Experience . . .

- 14-Yrs. as Torrance City Councillman
- 1-Year as Mayor

For Rapid Transportation

For Youth Employment Program

For Enforcement of Narcotic Laws

For Abolishment of Gambling

Affiliations

- Episcopal Church, St. Andrews Parish
- Elks Lodge
- Moose Lodge
- F & AM No. 447
- Al Malakah Temple



Former President of

- Torrance Democrats and U.S.A. - C.I.O. Local 1414
- Charter and Honorary Member, Local 1414

Member of

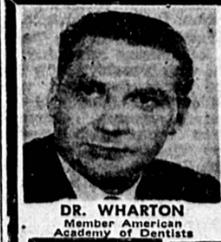
- Inter-City Highway Committee, securing San Diego & Harbor Freeways in Area

Chairman of Committee securing 4-Year State College for District

Thank You



JUST A BITE . . . Terry Taylor, 5, tastes the "cooking" of Joanna Moffett, 4, in the playhouse kitchen of the Torrance Cooperative Nursery School at 4558 W. 182nd St. The school, which operates as a private parent cooperative as well as a workshop in parent education under the Torrance Adult Education program, is nearing completion of its 1962 membership drive.



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